

PLANNING REPORT

Clonkeen Strategic Housing Development (SHD)

LANDS ADJOINING CLONKEEN COLLEGE, CLONKEEN ROAD,
BLACKROCK. CO. DUBLIN



PREPARED FOR:

CLONKEEN INVESTMENTS DAC

PREPARED BY:

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Ref: ABP-309039-20

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1.0 INTRODUCTION

On behalf of the applicant Clonkeen Investments DAC, Third Floor, Donnybrook House, 36-42 Donnybrook Road, Dublin 4, please find the enclosed Strategic Housing Development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016* ('the 2016 Act').

The application is made following Pre-Application Consultation and the receipt of a *Notice of Pre-Application Consultation Opinion* issued by An Bord Pleanála, dated 6th April, 2021.

Under Article 285(5) (a) of the *Planning and Development (Strategic Housing Development) Regulations 2017*, we have been instructed by An Bord Pleanála to inform you of the aforementioned planning application in accordance with Section 8(1) (b) of the *Planning and Development (Housing) and Residential Tenancies Act 2016*.

2.0 SUMMARY OF DEVELOPMENT

The development description is noted as follows in the statutory notices;

“Clonkeen Investments DAC intend to apply to An Bord Pleanála (the Board) for permission for a Strategic Housing Development with a total application site area of c. 3.3 ha, on a site located at Lands Adjoining Clonkeen College, Clonkeen Road, Blackrock, Co. Dublin. The development, with a total gross floor area of c 33,851 sq m, will provide 299 no. residential units and a 1 no. storey 353 sq m childcare facility with dedicated play area 231 sq m. The development will consist of 18 no. ground floor 3 bedroom duplex apartments and 18 no. 2 bedroom apartments above and 12 no. ground floor 2 bedroom apartments with 12 no. 3 bedroom duplex apartments above. The 60 no. duplex units are arranged in 6 no. three storey blocks.

The development will also consist of 239 no. apartment units (111 no. 1 bedroom apartments, 120 no. 2 bedroom apartments and 8 no. 3 bed apartments) arranged in 4 no. 6 storey blocks over 1 no. storey basement; public open space, communal open space and private open space (including all balconies, terraces and individual unit gardens at all levels); 614 sq m communal resident facilities including concierge and welcome area (195 sq m), residents' flexible work facility (219 sq m), residents' lounge (100 sq m) and residents' gym area (100 sq m).

The development will also provide for the demolition of the 2 no. storey office building ('St. Helen's', Meadow Vale - 470 sq m) to facilitate new vehicular, pedestrian and cyclist access to the site, to the north of the proposed development via Meadow Vale.



The development will also include the provision of 2 no. designated play areas; internal roads and pathways; bin stores; 248 no. car parking spaces, including 167 no. at basement level and 2 no. shared vehicle (GoCar) spaces, 388 no. bicycle parking spaces, and 10 no. motorcycle parking spaces at basement and surface level; hard and soft landscaping; plant; boundary treatments including the repair and replacement of some existing boundary treatments; the provision of new surface water and foul drainage pipes and any required pipe diversion works or build over works; internal foul pumping station; a new internal access road and paths; changes in level; services provision and related pipework, ducting and cabling; electric vehicle charging points; 4 no. stormwater attenuation tanks; 1 no. ESB substation; photovoltaic panels; SUDS including green roof provision; signage; provision for future pedestrian access to Monaloe Park to the east of the development, including the provision of a pedestrian bridge, extending over the drainage ditch; public lighting and all site development and excavation works above and below ground.”

Further information on the proposed development is outlined in detail in the accompanying documentation.

2.0 SITE LOCATION AND DESCRIPTION OF PROPOSED DEVELOPMENT

The subject site is located south of Deansgrange Village. It is bound to the north by the playing pitches associated with Clonkeen College. The area generally constitutes 2 no. storey, mature residential development (see enclosed site location plan). According to Map 7 of the *Dún Laoghaire-Rathdown Development Plan 2016-2022*, the site is zoned Objective A – ‘to protect and-or improve residential amenity’, where residential use is ‘Permitted in Principle’. (See Figure 2.0 overleaf.)



Part V

The proposed development is subject to the requirements of the *Part V of the Planning and Development Act 2000 (as amended)*. Further details of the Part V provision is appended to the *SHD Planning Application Form*.

3.0 PLANNING APPLICATION HISTORY

The Planning History for the site relates principally to the provision of school-related facilities. Thus, its relevance is limited. However, the following applications can be informative for the design of the proposal:

- Reg. Ref. D08A/0042 sought permission for the demolition of existing office and the construction of 49 No. apartments arranged in 2 No. four-storey blocks. Permission was refused by DLRCC due to 3 No. reasons.
- Reg. Ref. D09A/0530 sought permission for erection of a 2.4m perimeter security fence and associated access gates extending along the existing drainage ditch along the southern boundary of the site and along a much of the western boundary and relocation of television transmission booster station. DLRCC's Decision to Grant was subject to a Third-Party Appeal. An Bord Pleanála decided to uphold DLRCC's Decision, subject to 4 no. planning conditions (ABP Ref. 06D.235483).
- Reg. Ref. D11A/0016 sought permission for the provision of an all-weather pitch and associated fencing and lighting; and increased car parking provision. Permission was refused by DLRCC for 2 No. reasons.
- However, DLRCC subsequently granted permission under D11A/0468 for a synthetic all-weather pitch smaller than the initially proposed under Reg. Ref. D11A/0016 and relocated to the east side, where the risk of impinging upon the residential amenity of adjoining houses was reduced. DLRCC's Decision to Grant was subject to a number of Third-Party Appeals. An Bord Pleanála decided to uphold DLRCC's Decision (ABP Ref. PL06D.240813)

4.0 PRE-APPLICATION CONSULTATION

As you are aware, a significant pre-application consultation process took place over several months with the representatives of Dún Laoghaire-Rathdown County Council planning, environment, biodiversity, parks roads and drainage departments in relation to this development. A meeting was held in relation to proposals on the 29th July, 2020 via MS Teams, with several departments of the Council in attendance, as well as the wider design team.

A follow up meeting was held with the Council on 12th November 2020. In addition, members of the design team have sought advice from relevant departments of DLRCC separately to formal S247 meetings on specific matters.

The issues raised in these discussions included approach to height, scale and massing, the composition and use of the proposed public open space, ecology visual impact, traffic impact and the proposed foul and surface water drainage strategy. A record of the formal Section 247 meetings is also enclosed, appended to the *SHD Form*. In addition, email correspondences have been carried out by the Project Engineer and Irish Water, as required.

A detailed analysis of feedback received at both S247 meetings was carried out. A summary *Response* letter following the June 2020 meeting is appended to this Report. Additional feedback received following the November meeting has been integrated into the *Design Statement* prepared by Scott Tallon Walker Architects, the *Engineering Services Report* and *Traffic and Transport Assessment*, prepared by CS Consulting Ltd and the *Landscape Design Report*, prepared by Doyle O' Troithigh Landscape Architects in particular.

In addition, items raised at the Section 5 Tripartite Meeting with An Bord Pleanála have been addressed in the *Response to the Board's Opinion* document, prepared by Tom Phillips + Associates. All of these considerations have been addressed in the design of the proposed development and in the reports and assessments enclosed with this application, where possible.

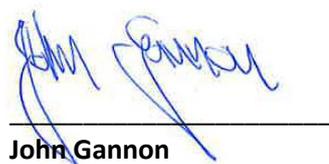
5.0 CONCLUSION

We trust that you will find this submission in order. It is our opinion that the proposed development would be appropriate on the subject site, having regard to the nature of the proposed development, the close proximity to Dublin City and nearby urban centres, the character of the adjoining land uses and the pattern of existing and permitted development in the site vicinity, particularly on the Stillorgan Road.

The design has sought to balance the residential requirements of future occupants in line with sustainable transport objectives, with the minimisation of any potential impacts on the amenities of adjoining residential properties. In our opinion, the subject development has achieved the above and accords with the proper planning and sustainable development of the area. In addition, we have sought to include revisions to the design proposals on foot of feedback received from the Planning Authority during Section 247 discussions and from the Board following the Section 5 Tripartite Consultation. Accordingly, we would ask the Board to expedite a favourable decision in respect of this application.

We trust that this is in order. Please revert to the undersigned with any queries arising and we look forward to confirmation of a meeting date in due course.

Yours sincerely,



John Gannon
Director



Tom Phillips + Associates